005.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	958,600	/	958,600
USE VALUE:	958,600	/	958,600
ASSESSED:	958,600	/	958,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94	-96	CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRATAKIAS AGAPI
Owner 2:	
Owner 3:	
Street 1:	96 CHANDLER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KOULOURIS KONSTANTINOS -
Owner 2:	-
Street 1:	96 CHANDLER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2587 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6487.000	464,600	2,300	491,700	958,600
Total Card	0.149	464,600	2,300	491,700	958,600
Total Parcel	0.149	464,600	2,300	491,700	958,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.55 | /Parcel: 370.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	4836
GIS Ref	
GIS Ref	
Insp Date	10/14/17

!516!

PREVIOUS ASSESSMENT

Parcel ID: 005.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	464,600	2300	6,487.	491,700	958,600		Year end	12/23/2021
2021	104	FV	443,300	2300	6,487.	491,700	937,300		Year End Roll	12/10/2020
2020	104	FV	443,500	2300	6,487.	491,700	937,500	937,500	Year End Roll	12/18/2019
2019	104	FV	345,100	2300	6,487.	522,400	869,800	869,800	Year End Roll	1/3/2019
2018	104	FV	344,300	0	6,487.	381,100	725,400	725,400	Year End Roll	12/20/2017
2017	104	FV	322,800	0	6,487.	331,900	654,700	654,700	Year End Roll	1/3/2017
2016	104	FV	322,800	0	6,487.	282,700	605,500	605,500	Year End	1/4/2016
2015	104	FV	287,500	0	6,487.	276,600	564,100	564,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:37:36

LAST REV

Date	Time
08/05/21	18:50:06
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 516

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOULOURIS KONST	61787-300		5/13/2013	Convenience	1	No	No		
KOULOURIS KONST	45595-483		7/12/2005	Family	1	No	No		
	13512-154		8/1/1978		58,000	No	No		Y

USER DEFINED

Prior Id # 1:	4836
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2021	585	Demo Poo	4,650	C				
8/19/2020	903	Siding	31,000	C				
3/14/2014	201	Re-Roof	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
6/11/2014	External Ins	PC	PHIL C
1/28/2009	Meas/Inspect	294	PATRIOT
9/20/1999	Meas/Inspect	197	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6487		Sq. Ft.	Site		0	80.	0.95	1									491,689						491,700	

Total AC/HA:	0.14892	Total SF/SM:	6487	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	491,689	Spl Credit		Total:	491,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10415220
Const Adj.:	0.98245209
Adj $ / SQ:	195.260
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	673266
Depreciation:	208712
Depreciated Total:	464554

COMMENTS

641-4047 CHK INTER WORK IN PROGRESS;
RECHK COND 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

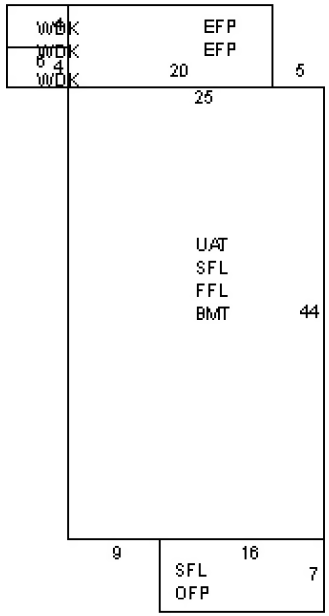
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	195.26
Special Features:	0	Val/Su Net:	110.86
Final Total:	464600	Val/Su SzAd	200.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,212	195.260	236,655
BMT	Basement	1,100	58.580	64,436
FFL	First Floor	1,100	195.260	214,786
EFP	Enclos Porch	320	35.110	11,234
UAT	Upper Attic	275	136.680	37,588
OFP	Open Porch	112	30.680	3,437
WDK	Deck	72	15.720	1,132
	Net Sketched Area:	4,191	Total:	569,268

Size Ad	2312	Gross Area	5016	FinArea	2587

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	2006	5.38	T	10.4	104			600			600
22	Wood Deck	D	Y	1	6X12	A	AV	2000	16.00	T	15.2	104			1,000			1,000
11	Pool-Vinyl	D	Y	1	18	A	AV	2010	41.56	T	7.2	104			700			700

More:	N	Total Yard Items:	2,300	Total Special Featues:		Total:	2,300

IMAGE

AssessPro Patriot Properties, Inc